

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	40	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	ANASTASOPOULOS ARTHUR			
Owner 2:	ARTHUR ANASTASOPOULOS SUPPLE			
Owner 3:	NEEDS TRUST			
Street 1:	38 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2654 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit	Total:	432,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	645,700	5,100	432,000	1,082,800
Total Card	0.092	645,700	5,100	432,000	1,082,800
Total Parcel	0.092	645,700	5,100	432,000	1,082,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		407.99	/Parcel: 407.99

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	645,800	5100	4,000.	432,000	1,082,900	1,082,900	Year End Roll	12/18/2019
2019	104	FV	482,200	5100	4,000.	459,000	946,300	946,300	Year End Roll	1/3/2019
2018	104	FV	482,200	5100	4,000.	334,800	822,100	822,100	Year End Roll	12/20/2017
2017	104	FV	451,600	5100	4,000.	291,600	748,300	748,300	Year End Roll	1/3/2017
2016	104	FV	451,600	5100	4,000.	248,400	705,100	705,100	Year End	1/4/2016
2015	104	FV	394,900	5100	4,000.	243,000	643,000	643,000	Year End Roll	12/11/2014
2014	104	FV	394,900	5100	4,000.	199,800	599,800	599,800	Year End Roll	12/16/2013
2013	104	FV	411,200	5100	4,000.	190,100	606,400	606,400		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

Legal Description		User Acct	
		279	
		GIS Ref	
Entered Lot Size		GIS Ref	
Total Land:			
Land Unit Type:		Insp Date	
		08/26/17	
001.0-0001-0026.0		!26!	
Notes	Date		
Year End Roll	12/18/2019	PRINT	
Year End Roll	1/3/2019	Date	Time
Year End Roll	12/20/2017	12/10/20	15:55:30
Year End Roll	1/3/2017	LAST REV	
Year End	1/4/2016	Date	Time
Year End Roll	12/11/2014	11/01/18	16:39:13
Year End Roll	12/16/2013	mmcmakin	
	12/13/2012	26	
PAT ACCT.			



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

